

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

September 10, 2009

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:31 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Laura Foster,
Craig Nicholson,
Nathan Walter (Board Member Arthur Munoz absent),
Ms. Cathy Leyva (unit 369, Landscaping volunteer/Chairperson),
Ms. Lowes (unit 241); Mr. Lau (unit 121) and Ms. (Lisa) Gardea (unit 104),
James Nguyen (Bartlein and Company, Inc.), and Bill Bold (Scribe).

Ms. Lowes (241) discussed a **water leak**, possibly emanating from the unit above hers, and took suggestions on resolving the issue.

Meeting Minutes: The **August Board Meeting minutes** (8/13/09) were reviewed and **approved** as presented.

Landscaping: Ms. Leyva (unit 369) addressed the Board with the following Landscaping items: (CL) recommends the Board approve the bid (\$800) for planting 8 new trees; flowering plant replacement throughout the Grove; new tree trimming bid (\$4,000); shower curtain on balcony of unit 263; landscaping sprinkler check by Progressive; evidence of lerp psyllid still being found at the Grove; pay rate for "Jose" from Progressive. The Board approved the bids for tree planting and tree trimming (at bid prices noted above), and the owner of unit 263 will be contacted concerning the shower curtain placement. No other Board action required at this time.

Treasurer's Report:

	August '09	YTD
Total Income	\$65,610.83	\$536,319.47
Operating Expenses	25,763.88	206,784.34
Reserve Expenditures	9,572.79	94,715.82
Total Expenditures	35,336.67	301,500.16
Transfer to Reserve	(30,274.16)	(231,350.31)
Total in Savings	\$838,251.39	
Total Assets	\$866,076.52	

James N. reported Operating Expenses are approximately 20% below budget. The **August** Treasurer's Report was unanimously **accepted** as presented.

James N. delivered the Fidelity **Insurance Master Umbrella Policy** to the Board.

Old Business

The Board addressed:

- **Dry rot repairs:** James N. reported buildings 7632, 7636 and 7638 currently have minor repairs in progress.
- **Moisture in unit 104 (7606):** the Board reviewed the inspection results as reported by the geotechnical engineer (from Geo Solutions), including analysis of foundation and coming up with recommendations for improvements at a cost of \$8,500. The proposal will be forwarded to Dan McLaughlin (City of Goleta) for review. The Board requests Joey (Sea View Const.) to survey all the buildings and the foundations and forward pictures to the Board.
- **Parking lot repaving:** the Board discussed the proposals submitted and approved "Option 3" repair and repaving (asphalt repair and slurry seal) from GPM, at \$41,790. The Board asked James N. to request the project be carried out as soon as possible.
- **Cable upgrade/replacement:** the Board reviewed and approved a letter drafted (by Nathan W.) to inform the homeowners of the proposed project, to be included in the next newsletter.

New Business

Items addressed:

- **Water meter identification:** to facilitate correctly marking unit numbers on the water meters, Goleta Municipal Water District will send a **list** of water meter identification numbers matching unit numbers served to James N.
- **Reserve study update:** (tabled this month)
- **Lien recording:** the Board approved recording a lien on unit 111 for fees in arrears.
- **Mortgage lender questionnaire:** the Board discussed the ramifications of the current process where lenders will seek information on the Grove from board members, directly.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 8:39.

The next Board meeting is scheduled for **Thursday, October 8, 2009, at 6:30 pm.** Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe